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Certified that the document is
to registration. The Signature Sheet and
endorsement Sheets Attached to the
document are the part of the document.

Additional District Sub-Registrar
Dum Dum, 24-Pgs. 04/06/21

DEVELOPMENT AGREEMENT

1 Date : 05th day of July, 2021

05 JUL 2021 202 700 90

2 Place : Kolkata

3 Parties:

[PAN: AJTPD2380C]

3.1.1 SMT. MONALIA SEN alias MONALIA DEY [PAN: AJTPD2380C] [AADHAR: 5475 7667 7427], wife of Sri Rabi Shankar Sen, daughter of Late Dhilan Dey, by faith Hindu, by Nationality Indian, by occupation Professor in Service, residing at AC-51, Prafulla Kanan, Kestopur, P.O. - Prafulla Kanan, P.S. - Baguiati, Kolkata - 700101.

3.1.2 SMT. DIPALI DEY [PAN: AVXPD2420K] [AADHAR: 6026 5166 8690], wife of Late Dhilan Dey, by occupation Housewife, by Nationality Indian, by faith Hindu, residing at 163, Shyamnagar Road, P.O. - Bangur Avenue, P.S. - Dum Dum, Kolkata - 700055.

Additional District Sub-Registrar



12 MAY 2021

12 MAY 2021



Akhilendra Biswas
S/o S. K. Biswas,
68, Jessore Road,
P.O. - Bangur Avenue,
P.S. - Dum Dum
Nolhat - 700055

Addl. District Sub-Registrar
Cossipore, Dum Dum

05 JUL 2021

- 3.1.3 **SMT. DEBARATI DEY [PAN: ANAPD2122P] [AADHAR: 3467 9108 6581]**, daughter of Late Dhilan Dey, by occupation Service, by Nationality Indian, by faith Hindu, residing at 163, Shyamnagar Road, P.O. - Bangur Avenue, P.S. - Dum Dum, Kolkata - 700055.
- 3.1.4 **SMT. SULATA DEY [PAN: BMJPD8968A] [AADHAR: 5343 4484 0160]**, wife of Late Milan Dey, by occupation Housewife, by Nationality Indian, by faith Hindu, residing at 163, Shyamnagar Road, P.O. - Bangur Avenue, P.S. - Dum Dum, Kolkata - 700055.
- 3.1.5 **SRI AYAN DEY [PAN: AXCPD1808J] [AADHAR: 3180 3742 5061]**, son of Late Milan Dey, by faith Hindu, by Nationality Indian, by occupation Self Employed, residing at 163, Shyamnagar Road, P.O. - Bangur Avenue, P.S. - Dum Dum, Kolkata - 700055.

Hereinafter jointly called and referred to as the "**OWNERS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, administrators, executors, representatives and assigns and nominee or nominees) of the **ONE PART**.

AND

- 3.2 **M/S. LAXMI CONSTRUCTION [PAN: AAJFL4089P]**, a partnership firm, having its principal place of business at 280, Dakshinpara Road, P.O. - Dum Dum, P.S. - Dum Dum, Kolkata - 700028, represented by its partners namely (1) **SRI RAMEN MUKHERJEE [PAN: AMYPM8222G] [AADHAR: 5045 8538 4137]**, son of Kamal Mukherjee, by faith Hindu, by occupation Business, by Nationality Indian, residing at 168, Dakshinpara Road, P.O. & P.S. - Dum Dum, Kolkata - 700028, AND (2) **SRI JIBAN CHATTERJEE [PAN: ADLPC9272G] [AADHAR: 4388 0298 3523]**, son of Sudhir Chandra Chatterjee, by faith Hindu, by occupation Business, by Nationality Indian, residing at 52, Dum Dum Park, P.O. - Bangur Avenue, P.S. - Lake Town, Kolkata - 700055.

Hereinafter called and referred to as the "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office/ interest, administrators, executors, representatives and assigns) of the **OTHER PART**.

The Owners and the Developer Collectively Parties and individually Party.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:-

4. Subject Matter of Development:

ALL THAT one piece and parcel of **Bastu** land measuring more or less 03 (three) Cottahs lying and situated at Mouza - Shyamnagar, J.L. No. 17, Touzi No. 228/229, Re. Su. No. 180, comprising in R. S. Dag No. 2317 under Khatian No. 18 corresponding to L. R. Dag No. 987/1563 under L. R. Khatian No.660, within the local limits of Ward No.27 of South Dum Dum Municipality having Municipal Holding No.339, Gouri Nath Shastri Sarani being Premises No.163, Gouri Nath Shastri Sarani, Kolkata - 700055, within the ambit of Dum Dum Police Station, under the jurisdiction of Additional District Sub-Registrar, Cossipore-Dum Dum, within the District of North 24 Parganas.

5. Background, Representation, Warranties and Covenants:

5.1 Representation and Warranties Regarding Title: The owners have made the following representations and given the following warranty to the Developer regarding title.

5.1.1 Absolute Ownership of Smt. Monalia Sen alias Monalia Dey, Smt. Dipali Dey, Smt. Debarati Dey, Smt. Sulata Dey and Sri Ayan Dey:

A) By a Bengali Kobala dated 03rd day of April, 1954, registered in the Office of the Sub-Registrar, Cossipore-Dum Dum, North 24 Parganas, recorded in Book No.I, Volume No.30, Pages 70 to 73, Being No.1860 for the year 1954, one Sri Sukumar Sengupta purchased the property being **ALL THAT** piece and parcel of **Bastu** land measuring an area of 3 (three) Cottahs more or less, togetherwith two storied dilapidated building, lying and situated at Mouza - Krishnapore now Shyamnagar, Police Station - Dum Dum, J. L. No.17, Re. Su. No.180, Touzi No.228/229, Dag No.2317 under Khatian No.18, within the jurisdiction of the South Dum Dum Municipality from Smt. Nani Bala Biswas, the Vendor therein, for a valuable consideration as mentioned therein, more fully and particularly described in the Schedule thereunder written.

B) By a Bengali Kobala dated 14th day of August, 1974, registered in the office of the Sub-Registrar, Cossipore-Dum Dum, North 24 Parganas, recorded in Book No.I, Volume No.109, Pages 196 to 199, Being No.6755 for the year 1974, one Sri Rehati Raman Dey, purchased the property being **ALL THAT** piece and parcel of **Bastu** land measuring an area of 3 (three) Cottahs more or less, togetherwith two storied dilapidated building, lying and situated at Mouza - Krishnapore now Shyamnagar, Police Station - Dum Dum, J. L. No.17, Re. Su. No.180, Touzi No.228/229, Dag No.2317 under Khatian No.18, within the jurisdiction of the South Dum Dum Municipality,

from Sri Sukumar Sengupta, the Vendor therein, for a valuable consideration as mentioned therein, more fully and particularly described in the Schedule thereunder written.

- C) By a Deed of Gift written in Bengali dated 22nd day of September, 1997, registered in the office of the Additional District Sub-Registrar, Cossipore-Dum Dum, North 24 Parganas, recorded in Book No.1, Volume No.143, Pages 321 to 330, Being No.6014 for the year 1997, the said Sri Rebat Raman Dey, gifted, conveyed and transferred his inter-alia property unto and in favour of his elder son namely, Sri Milan Dey, being ALL THAT undivided one half part or share in the piece and parcel of Bastu land, measuring an area of 3 (three) Cottahs more or less, i.e. 1 (one) Cottahs 8 (eight) Chhittacks, more or less, togrtherwith one self-contained Flat on the ground floor back side, consisting of One Bed Room, One Drawing Room and One Balcony including two shop rooms on the ground floor front side, and one-self contained flat on the first floor back side, consisting of One Bed Room, One Drawing Room, One Kitchen, One Bath Room and One Balcony, lying and situated at Premises No.163, Shyamnagar Road, Kolkata - 700055, having Municipal Holding No.172, in Mouza - Krishnapore now Shyamnagar, Police Station - Dum Dum, J. L. No.17, Re. Su. No.180, Touzi No.228/229, R. S. Dag No.2317 under Khatian No.18, within the jurisdiction of the South Dum Dum Municipality, in the District of 24-Parganas (North), more fully and particularly described in the Schedule thereunder written.
- D) By a Deed of Gift written in Bengali dated 22nd day of September, 1997, registered in the office of the Additional District Sub-Registrar, Cossipore-Dum Dum, North 24 Parganas, recorded in Book No.1, Volume No.149, Pages 89 to 94, Being No.6257 for the year 1997, the said Sri Rebat Raman Dey, gifted, conveyed and transferred his inter-alia property unto and in favour of his younger son namely, Sri Dhilan Dey, being ALL THAT undivided one half part or share in the piece and parcel of Bastu land, measuring an area of 3 (three) Cottahs more or less, i.e. 1 (one) Cottahs 8 (eight) Chhittacks, more or less, togrtherwith one self-contained Flat on the ground floor front side excluding two shop rooms on the ground floor front side, consisting of Two Bed Rooms, One Kitchen, One Bath Room and One Balcony and one-self contained flat on the first floor front side, consisting of Two Bed Rooms, One Kitchen, One Bath Room and One Balcony, lying and situated at Premises No.163, Shyamnagar Road, Kolkata - 700055, having Municipal Holding No.172, in Mouza - Krishnapore now Shyamnagar, Police Station - Dum Dum, J. L. No.17, Re. Su. No.180, Touzi No.228/229, R. S. Dag No.2317 under Khatian No.18, within the jurisdiction of the South Dum Dum Municipality, in the District

of 24-Parganas (North), more fully and particularly described in the Schedule thereunder written.

- E) Milan Dey died intestate on 25/05/2004 leaving behind him surviving his wife namely Smt. Sulata Dey and only son namely Sri Ayan Dey, as his only legal heirs, heiresses and successors for his share in the said property, who jointly inherited in accordance to the Hindu Succession Act, 1956 as amended till date.
- F) Dhilan Dey died intestate on 28/09/2020 leaving behind him surviving his wife namely Smt. Dipali Dey and two married daughters namely Smt. Monalia Sen alias Monalia Dey and Smt. Debarati Dey, as his only legal heiresses and successors for his share in the said property, who jointly inherited in accordance to the Hindu Succession Act, 1956 as amended till date.
- G) The said Smt. Sulata Dey, Sri Ayan Dey, Smt. Dipali Dey, Smt. Monalia Sen alias Monalia Dey and Smt. Debarati Dey, legal heir, heiresses and successors of the Late Milan Dey and the Late Dhilan Dey, respectively, jointly mutated their names at the records of the South Dum Dum Municipality against Municipal Holding No.339, Gouri Nath Shastri Sarani (Shyamnagar Road), Kolkata - 700055.

5.1.2. **Title of the Owners:** In the abovementioned circumstances, the Owners hereinabove by virtue of the inheritance, have acquired right, title and interest of **ALL THAT** one piece and parcel of **Bastu** land measuring more or less 03 (three) Cottahs lying and situated at Mouza - Shyamnagar, J.L. No. 17, Touzi No. 228/229, Re. Su. No. 180, comprising in R. S. Dag No. 2317 under Khatian No. 18 corresponding to L. R. Dag No. 987/1563 under L. R. Khatian No.660, within the local limits of Ward No.27 of South Dum Dum Municipality having Municipal Holding No.339, Gouri Nath Shastri Sarani being Premises No.163, Gouri Nath Shastri Sarani, Kolkata - 700055, within the ambit of Dum Dum Police Station, under the jurisdiction of Additional District Sub-Registrar, Cossipore-Dum Dum, within the District of North 24 Parganas, more specifically mentioned hereunder in **First Schedule** and the same is free from all encumbrance, liens, lispendences.

5.1.3. **Declaration of the Owners:**

- 5.1.3.1. That the said property is not attached in any proceedings including certificate proceedings started by or at the instance of Income Tax, Wealth Tax or Gift Tax Authorities or Department or under the provisions of the Public Demands Recovery Act or otherwise and that

no certificate has been filed in the office of the Certificate Officer under the provisions of the Public Demands Recovery Act and no step in execution of any certificate has been made or is pending at the instance of the Income Tax and/or Wealth Tax and/or Estate Duty Authorities and/or any other statutory authority or authorities;

5.1.3.2. That neither any notice has been issued or served under the Public Demand Recovery Act to the Owners, nor has any such other notice been published;

5.1.3.3. That further the said property or any portion thereof is not affected by any notice of acquisition or requisition either by the local Municipal or by the Land Acquisition Collector under Land Acquisition Act and/or Rules framed there under or by any public or private body by or under the provisions of any Act or otherwise;

5.1.3.4. That there is no litigation over the said property pending in any court of Law or Tribunal or any other office or offices AND they declared that the said property is not a "DEBOTTAR" "FIROTTAR" or "DEITY" property AND they further declared that there is no arrear liability for payment of Municipal Tax and/or any other tax or taxes in respect of the said property.

5.1.3.5. That the Owners hereby confirm and declare that the **First Schedule** property is free from all encumbrances, liens, charges, mortgages, lease, court or other attachments, lispendences, acquisition and requisition proceedings, minor's claims or any other adverse proceedings or claims from third parties which are in any way detrimental to the interest of the Developer.

5.1.3.6. That the Owners hereby assure the Developer that all taxes and levies on the First Schedule property and any other charges thereto have been paid up to date and arrears if any, till the date of this agreement shall be duly paid by them.

5.1.3.7. That they will at the request and costs of the Developer do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property / land mentioned herein above and every part thereof in the manner aforesaid according to the true intent and meaning of this Deed;

6. **Desire to Development of the Land & Acceptance:** That the Owners herein expresses their desire to develop the **First Schedule** land hereunder written by Constructing a multi storied building thereon and the present Developer accepted the said proposal and the present Owners have decided to enter into this present Development Agreement with the Developer herein for the land

mentioned above and explained more particularly in the **First Schedule** herein under written.

7. **Registered General Power of Attorney:** For the smooth running of the said project, the Owners herein agreed to execute jointly a Registered General Power of Attorney, by which the Owners herein has appointed and nominated the said **M/S. LAXMI CONSTRUCTION**, a partnership firm, represented by its partners viz. **SRI RAMEN MUKHERJEE and SRI JIBAN CHATTERJEE**, as their Constituted Attorney to act on behalf of the Owners.
8. **Definition:**
 - 8.1 **Building:** Shall mean multi storied building so to be constructed on the projected property.
 - 8.2 **Common Facilities & Amenities:** Shall mean entrance of the building, Pump Room, overhead water tank, water pump & Motor, lift and lobby area (if Any) and other facilities, which may be required for enjoyment, maintenance or management of the said building by all occupiers of the building.
 - 8.3 **Saleable Space:** Shall mean the space within the building, which is to be available as unit/flat/shop/garage for independent use and occupation in respect of Owner's Allocation & Developer's Allocation as mentioned in this Agreement.
 - 8.4 **Owner's Allocation:** Shall mean the consideration against the Project to the Owners more fully described in **SECOND SCHEDULE** hereunder written.
 - 8.5 **Developer's Allocation:** Shall mean all the remaining area of the proposed multistoried building excluding Owner's Allocation including the proportionate share of common facilities, common parts and common amenities of the building, which is more fully described in **THIRD SCHEDULE** written herein below.
 - 8.6 **Architect/Engineer:** Shall mean such person or persons being appointed by the Developer.
 - 8.7 **Transfer:** With its grammatical variations shall include transfer by possession and by any other means of adopted for effecting what is under the Owners as a transfer of space in the said building to intending purchasers thereof.
 - 8.8 **Building Plan:** Shall mean such plan or revised sanctioned plan for construction of the multi storied building, which will be sanctioned by the concerned authority.

- 8.9 **Built up Area (For any Individual Unit):** Here Built up area means the area covered with outer wall and constructed for the unit including fifty percent area covered by the common partition wall between two units and cent percent area covered by the individual wall for the said unit.
- 8.10 **Covered Area (For any Individual Unit):** Here covered area means total built up area for any unit plus proportionate share of stairs, lobby, lift and lift area (if any).
- 8.11 **Super Built Up Area: (For any Individual Unit):** Here super built up area means the total covered area plus 25% service area.
- 8.12 **Occupancy Certificate:** Shall mean such certificate which is to be issued by the concerned South Dum Dum Municipality upon being notified of the completion of the building.

9. **OWNER'S RIGHT & REPRESENTATIONS:**

- 9.1 **Indemnification regarding possession & Delivery:** The Owners are now seized and possessed of and /or otherwise well and sufficiently entitled to the projected property in as it is condition and deliver physical as well as identical possession to the developer to develop the projected property.
- 9.2 **Free from Encumbrances:** The Owners also indemnify the projected property is free from all encumbrances and the Owners have marketable title in respect of the **FIRST SCHEDULE** property.

10. **DEVELOPER'S RIGHT**

- 10.1 **Authority of the Developer:** The Developer shall have the authority to deal with the property in terms of this present Agreement or negotiate with any person or persons or enter into any contract or Agreement or borrow money or take advance against their allocation or acquired right under these agreements.
- 10.2 **Right of Construction:** The Owners hereby grants permission and exclusive rights to the Developer to build new building upon the projected property.
- 10.3 **Construction Cost:** The Developer shall carry total construction work of the new building at his own cost and expenses and no cost shall be borne by the Owners.
- 10.4 **Sale Proceeds of Developer's Allocation:** The Developer shall have liberty to initiate the sale proceeds in respect of Developer's Allocation exclusively.

- 10.5 **Booking & Agreement for Sale:** Booking from intending purchasers for Developer's Allocation as per terms of the Development Agreement and the agreement with the intending purchasers will be signed by the Developer as a Constituted Attorney and on behalf of the Owners. All the sales consideration of Developer's Allocation wholly will be taken by the Developer and shall issue money receipt in his concern name but without creating any liability on the Owners.
- 10.6 **Selling Rate:** The selling rate of the Developer's Allocation will be fixed by the Developer without any permission or consultation with the Owners.
- 10.7 **Profit & Loss:** The profit & Loss earned by the project will be entirely received or borne by the Developer and no amount will be adjusted from the Owner's Allocation on account of loss or vice versa on account of profit from Developer's Allocation.
- 10.8 **Possession to the Owners:** On completion of the project the Developer will handover undisputed possession of the Owner's Allocation. Together with all rights of the common facilities and amenities to the Owners with Possession Letter and subsequently the Developer shall be released from the Owners. In that event a 30 (thirty) days notice will be issued to the Owners by the Developer for verification of owner's allocation by appointing their expert architect/engineer and on full satisfaction, the owners will receive possession of their specific allocated areas i.e. Owner's allocation.
- 10.9 **Possession to the Intending Purchasers:** On completion of the project the Developer will handover Possession to the intending Purchasers, Possession Letter will be signed by the Developer as Constituted Attorney of the Owners in respect of the Developer's allocation.
- 10.10 **Deed of Conveyance:** The Deed of Conveyance in respect of Developer's Allocation will be signed by the Developer on behalf of the Owners as Constituted Attorney and as Developer.

11. CONSIDERATION:

- 11.1 **Permission against Consideration:** The Owner's grant permission for exclusive right to construct the proposed building in consideration of a sum of Rs.12,00,000/= (Rupees Twelve Lakhs) only as forfeit money apart from the Owner's Allocation to the Developer. The forfeit money shall be paid in the manner as follows:-

i) Rs.2,00,000/= (Rupees Two Lakhs) only already paid prior to execution of this agreement as per memo hereunder written.

ii) Rs.10,00,000/= (Rupees Ten Lakhs) only will be paid after execution of the Development Agreement in the manner as follows:-

- a) On Ground floor roof casting: Rs.1,00,000/- (Rupees One Lakh) only shall be paid to Smt. Monalia Sen, Smt. Dipali Dey and Smt. Debarati Dey and Rs.1,00,000/- (Rupees One Lakh) only shall be paid to Sri Ayan Dey and Smt. Sulata Dey;
- b) On First floor roof casting: Rs.1,00,000/- (Rupees One Lakh) only shall be paid to Smt. Monalia Sen, Smt. Dipali Dey and Smt. Debarati Dey and Rs.1,00,000/- (Rupees One Lakh) only shall be paid to Sri Ayan Dey and Smt. Sulata Dey;
- c) On Second floor roof casting: Rs.1,00,000/- (Rupees One Lakh) only shall be paid to Smt. Monalia Sen, Smt. Dipali Dey and Smt. Debarati Dey and Rs.1,00,000/- (Rupees One Lakh) only shall be paid to Sri Ayan Dey and Smt. Sulata Dey;
- d) On Third floor roof casting: Rs.1,00,000/- (Rupees One Lakh) only shall be paid to Smt. Monalia Sen, Smt. Dipali Dey and Smt. Debarati Dey and Rs.1,00,000/- (Rupees One Lakh) only shall be paid to Sri Ayan Dey and Smt. Sulata Dey;
- e) On Fourth floor roof casting: Rs.1,00,000/- (Rupees One Lakh) only shall be paid to Smt. Monalia Sen, Smt. Dipali Dey and Smt. Debarati Dey and Rs.1,00,000/- (Rupees One Lakh) only shall be paid to Sri Ayan Dey and Smt. Sulata Dey;

12. DEALING OF SPACE IN THE BUILDING:

- 12.1 **Exclusive Power of Dealings of Owners:** The Owners shall be entitled to transfer or otherwise deal with Owner's Allocation in the building and the Developer shall not in any way interfere with or disturb the quiet and peaceful possession of the owner's Allocation for any lawful use.
- 12.2 **Exclusive Power to the Developer for Dealings of Developer's Allocation:** The Developer shall be exclusively entitled to the Developer's Allocation in the building with exclusive right to transfer right, claim, interest therein and the Owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation subject to receive owner's allocation at first with full satisfaction in all respect.

13. POWER AND AUTHORITY:

- 13.1 **Power of Attorney for Sanction of Building Plans:** The Owners shall herein grant to the Developer and/or its nominees a Power of Attorney for the purpose of getting the Building Plans sanctioned/ revalidated/ modified/ altered by the Planning Authorities and obtaining all necessary permissions from different authorities in connection with construction of the New Building and amalgamation to any adjacent land thereto.
- 13.2 **Power of Attorney for Construction and Sale of Developer's Allocation:** The Owners shall also grant to the Developer and/or its nominees a Power of Attorney for construction of the New Building and booking and sale of the Developer's Allocation described in **Third Schedule** below. The said Power of Attorney shall be executed by the Owners immediately after execution of this Development Agreement.
- 13.3 **Amalgamation and Extension of Project:** Notwithstanding grant of the aforesaid Power of Attorney, the Owners hereby undertake that they shall execute, as and when necessary, all papers, documents, plans etc. for enabling the Developer to amalgamate the Said Property with the adjoining plots for extension of the Project and use of Common Portions.
- 13.4 **Further Acts:** Notwithstanding grant of Power of Attorney, the Owners hereby undertakes that they shall execute, as and when necessary, all papers, documents, plans etc. for enabling the Developer to perform all obligations under this Agreement.
- 13.5 **Mutation and payment of Tax and Kazna:** The Developer shall have authority to make application for mutation before the B L & L R O, Barrackpore - II and South Dum Dum Municipality and any other authority or authorities as and when required and can sign everywhere in the name of the Owners by virtue of the registered Power of Attorney.
14. **NEW BUILDING:**
- 14.1 **Completion of Project:** The Developer shall at their own costs construct and complete the proposed new building with good materials which may be specified by the Engineer of the developer from time to time.
- 14.2 **Installation of Common Amenities :** The Developer shall install and erect in the building at Developer's own cost and expenses, pump water, Storage tank, overhead reservoir, electrification, permanent electric connection from the CESC Ltd./WBSEDCL and until permanent electric connection will be obtained, temporary electric connection shall be provided in a residential building having self contained apartments and constructed for sale of flats therein on ownership basis and as mutually agreed upon.

- 14.3 **Architect Fee Etc:** All cost charges and expenses including Architects Fee, Engineer's Fee, Plan/revised Plan charges, Supervision charges etc. shall be discharged and paid by the Developer and the Owners shall bear no responsibility in this context and in this respect as well as in this account.
- 14.4 **Municipal Taxes & Other taxes of the Property:** The Owners shall pay and clear up all the arrears on account of Municipal taxes and outgoings of the said property upto the date of this agreement and after that the Developer will pay the taxes and outgoings from the date of execution of these presents till the date of completion of the construction and/or allocation to be delivered in favour of owners on or after its full satisfaction in all respect.

From the date of completion and on delivery of allocation of the floor area between the Owners and the Developer, the Municipal taxes payable for the said property shall be borne in proportion to the area of Developer and area of the Owners, respectively by the Developer and/or their nominees and the Owners and/or their nominee/nominees respectively.

- 14.5 **Occupancy Certificate:** The Developer shall at their own costs and expenses upon completion of the building obtain the Occupancy Certificate from the concerned South Dum Dum Municipality within 6 (six) months of completion of the building. Lockdown or partial lockdown may affect functioning of the municipal administration and may result into delay in issuance of such Occupancy Certificate by the concerned South Dum Dum Municipality and such delays are exempted as force majeure.
- 14.6 **Upkeep Repair & Maintenance:** Upkeep repair and maintenance of the said building and other erection and/or structure and common areas including electricity, water supply, sanitation and other fittings and fixtures, storage and rendering common service to the buyer and occupiers of the said premises or any part or portions thereof.

15. PROCEDURE OF DELIVERY OF POSSESSION TO THE OWNERS:

- 15.1 **Delivery of Possession:** As soon as the building will be completed, the Developer shall give written notice to the Owners for taking possession of the Owner's Allocation in the building with satisfaction in full.
- 15.2 **Payment of Municipal Taxes:** Within 30 days on and from the day of delivery of possession of the Owner's Allocation and at all times there after the Owners shall exclusively be responsible for payment of all Municipal and property Taxes duties and other public outgoing and imposition whatsoever (hereinafter for the sake of brevity referred to as 'the said rates') payable in respect of the Owner's Allocation only.

- 15.3 **Share of Common Expenses & Amenities :** As and from the date of delivery of possession to be received, the Owners shall also be responsible to pay and bear and shall pay to the Developer/Flat Owner's Association, the service charges for the common facilities in the new building payable in respect of the Owner's Allocation such charges is to include proportionate share of premium for the insurance of the building, water, fire, and damaging charges and taxes, light, sanction and maintenance, occasioned repair and renewal charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical installation, appliances, stairways, lift and other common facilities whatsoever as may be mutually agreed from time to time.

16. **COMMON RESTRICTIONS:**

- 16.1 **Restriction of the Owners and the Developer in common:** The Owner's Allocation in the building shall be subject to the same restriction and use as are applicable to the Developer's Allocation in the building intended for common benefit of all occupiers of the building, which shall include as follows :-
- 16.1.1 Neither Party shall use or permit to be used the respective Allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.
- 16.1.2 Neither party shall demolish any wall or other structure in their respective allocation or any portion hereof or make any structural alteration therein without the previous written consent of the other in this behalf.
- 16.1.3 Neither party shall transfer or permit to transfer of their respective allocation or any portion thereof unless such party shall have observed and performed all the terms and conditions on their respective part to be observed and/or performed and the proposed transferee shall have given a written undertaking to the terms and conditions hereof and of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in their possession.
- 16.1.4 Both the parties shall abide by all laws, byelaws, rules and regulations of the Government statutory bodies and/or local bodies as the case may and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws byelaws and regulations
- 16.1.5 The respective allocation shall keep the interior walls, sewers, drains, pipes, and other fittings and fixtures and appurtenances and floor and ceiling etc, in each of

their respective allocation in the building in good working condition and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of them and/or the occupation of the building indemnified from and against the consequence of any breach.

- 16.1.6 No goods or other items shall be kept by the either party for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be caused in any manner in the free covenant of users in the corridors and other places of common use in the building.
- 16.1.7 Neither party shall throw or accumulate any dirt, rubbish and waste and refuse to permit the same to be thrown or accumulate in or about the building or in compound corridor or any other portion or portions of the building.
- 16.1.8 The Owners shall permit the Developer and their servants, men and agents with or without workman and other at all reasonable times to enter into and upon the Owner's Allocation and every part thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing, maintaining, cleaning, lightening and keeping in order the purpose of pulling down repairing, maintaining, and testing drainage and pipes electric wires and for any similar purpose.

17. OWNER'S OBLIGATIONS

17.1 No Interference:

The Owners hereby agrees and covenants with the Developer:

Not to cause any interference or hindrances in the construction of the building by the Developer.

Not to do any act, deed or thing, whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocated portion in the building.

Not to let out, grant, lease, mortgage and /or charge the said property or any portion thereof without the consent in writing of the Developer during the period of construction.

18. DEVELOPER'S OBLIGATIONS:

- 18.1 **Time Schedule of Handing Over the Owners' Allocation:** The Developer hereby declares that construction of the proposed building shall be positively

completed and handover Owner's Allocation (more fully described in the **SECOND SCHEDULE** hereunder written) within **24 (twenty four)** months from the date of registration of this Development Agreement and the Power of Attorney in favour of the Developer and/or after obtaining of Sanctioned/ Revised Building Plan, whichever is later. The Owners also permit the Developer a grace period (excluding force majeure as per Clause No. 22) of **6 (Six) months** more to handover the Owner's Allocation.

In case the Developer fails to handover the Owners' Allocation within due time as stipulated hereinabove, the Developer shall be liable to pay demurrages @ Rs.10,000/= (Rupees Ten Thousand) only per month for each delaying month unto the Owners.

- 18.2 **No Violation:** The Developer hereby agrees and covenants with the Owners not to violate or contravene any of the provisions or rules applicable to construction of the said building.

Not to do any act, deed or thing, whereby the Owners are prevented from enjoying, selling assigning and/or disposing of any Owners' Allocation in the building at the said premises vice versa.

19. **OWNER'S INDEMNITY:**

The Owners hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy its allocated/allotted space without any interference or disturbance provided that the Developer shall perform and fulfill the terms and conditions herein contained and /or its part to be observed and performed.

20. **DEVELOPER'S INDEMNITY:**

The Developer hereby indemnifies the Owners against third party claim and actions arising out of any sort of act of occupation and/or commission of the Developer in relation to the construction of the said building.

The Developer hereby indemnifies the Owners of an alternate residential accommodation during the course of construction and completion of the proposed building from the day of handing over of the vacant possession of the First Schedule property till the day of completion of the proposed building and handover of owners' allocation in habitable condition.

Against all actions, suits, costs, proceedings including all sort of local problems and claims that may arise out of the Developer's actions with regard to the development of the said premises and/or for any defect therein.

21. MISCELLANEOUS:

- 21.1 Contract Not Partnership:** The Owners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to be construed as a partnership between the Owners and the Developer in any manner nor shall the parties hereto be constituted as association of persons.
- 21.2 Not Responsible:** The Owners shall not be liable for any income tax, wealth tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payments of the same and keep the Owners indemnified against all actions, suits, proceedings costs, charges and expenses in thereof.
- 21.3 Process of Issuing Notice :** Any notice required to be given by the Developer to the Owners shall without prejudice to any other mode of service available be deemed to have been served on the Owners, if delivered, by hand and duly acknowledged or sent by prepaid registered post with due acknowledgement and shall likewise be deemed to have been served on the Developer by the Owners if delivered by hand and acknowledged or sent by prepaid registered post with due acknowledgement to the registered office of the Developer.
- 21.4 Formation of Association:** After the completion of the said building and receiving peaceful possession of the allocation, the Owners hereby agrees to abide by all the rules and regulations to be framed by any society/ association/ holding organization and/or any other organization, who will be in charge or such management of the affairs of the building and/or common parts thereof and hereby given their consent to abide by such rules and regulations.
- 21.5 Name of the Building:** The building shall be known and named as it may be proposed by the Developer.
- 21.6 Right to borrow Fund :** The Developer shall be entitled to borrow money at his own risk and responsibility from any bank or banks or any financial institution without creating any financial liability of the Owners or affecting their estate and interest on the said premises, it being expressly agreed and understood that in no event the Owner nor any of their estate shall be responsible and/or be made liable for payment of any due to such bank or banks and the Developer shall keep the Owners indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof.

- 21.7 **Documentation:** The Owners shall deliver all the original and/or certified copies of title deed to the Developer.
- 21.8 **Declaration:** After obtaining the sanctioned/ revised building plan both the parties shall execute one declaration and shall demarcate their allocation in accordance with this Development Agreement and the same shall be notarized.

22. **FORCE MAJEURE:**

The parties shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relating obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure

Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, epidemic, pandemic and/or any other act of God or commission beyond the reasonable control of the parties hereto.

23. **DISPUTES:**

Disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (Collectively Disputes) shall be referred to the arbitral Tribunal and finally resolved by arbitration under the Arbitration & Conciliation Act, 1996, with modification made from time to time. In this regard, the parties irrevocably agree that:

Constitution of Arbitral Tribunal: The Arbitral Tribunal shall consist of one arbitrator, who shall be an advocate, to be nominated by the Legal Advisor of the Developer.

Place: The Place of arbitration shall be under the absolute Jurisdiction.

Binding Effect: The Tribunal shall have summary power and be entitled to give interim awards /directions regarding the disputes and shall have further be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the Law. The interim /final award of the Arbitral Tribunal shall be binding on the Parties.

24. JURISDICTION:

In Connection with the aforesaid arbitral or legal proceeding under the District Judge's Court, Barasat, North 24 Parganas District and the Hon'ble High Court at Calcutta shall have jurisdiction to entertain and try all actions and proceedings.

THE FIRST SCHEDULE ABOVE REFERRED TO
(Description of Land)

ALL THAT one piece and parcel of **Bastu** land measuring more or less 03 (three) Cottahs, lying and situated at Mouza - Shyamnagar, J.L. No. 17, Touzi No. 228/229, Re. Su. No. 180, comprising in R. S. Dag No. 2317 under Khatian No. 18 corresponding to L. R. Dag No. 987/1563 under L. R. Khatian No. 660, within the local limits of Ward No. 27 of South Dum Dum Municipality having Municipal Holding No. 339, Gouri Nath Shastri Sarani being Premises No. 163, Gouri Nath Shastri Sarani, Kolkata - 700055, within the ambit of Dum Dum Police Station, under the jurisdiction of Additional District Sub-Registrar, Cossipore-Dum Dum, within the District of North 24 Parganas AND the land is butted and bounded as follows:-

ON THE NORTH	:	30' feet wide Gouri Nath Shastri Sarani;
ON THE SOUTH	:	Shyamnagar Udbastu Colony;
ON THE EAST	:	Land and Building of Amit Banerjee;
ON THE WEST	:	Land and Building of Gadadhar Saha;

L along with 200 Sq.ft. R. T. Shed Structure

THE SECOND SCHEDULE ABOVE REFERRED TO
(Owner's Allocation)

OWNER'S ALLOCATION: The Owner hereto in consideration of allowing the Developer to develop the said premises as stated in the **First Schedule** herein above by raising the construction of multi storied building over and above the same will be entitled to have the allocation in the manner as follows:

The Owner's Allocation will be allotted as follows:

1. The Entire Second floor of the proposed building including proportionate share of stair, lift and landing area;
2. The Entire Third floor of the proposed building including proportionate share of stair, lift and landing area;
3. Three shop rooms on the ground floor of the building admeasuring a covered area of 240 Sq.ft. (Shop No.1 measuring covered area of 150 Sq.ft.; Shop No.2

Ranun Munshi

measuring a covered area of 50 Sq.ft.; Shop No.3 measuring a covered area of 40 Sq.ft. as contained in the building;

4. 25% of the constructed area of the Fifth Floor and Sixth Floor, if any, subject to necessary sanction from the concerned authority;

Togetherwith undivided proportionate share of the said land, upon which the said proposed multi-storied building is to be constructed as well as common areas and facilities togetherwith common expenses and maintenance.

The Owners shall cause effect partition or gift of the owners' allocation among themselves as it may deem fit and proper to them upon getting possession of the owners' allocation from the Developer as stipulated hereinabove.

THE THIRD SCHEDULE ABOVE REFERRED TO
(Developer's Allocation)

DEVELOPER'S ALLOCATION: Shall mean all the remaining portion (excluding Owner's Allocation described above) including the common facilities common parts and common amenities of the buildings and the said property absolutely shall be the property of the Developer and together with the absolute right of the part of the developer to enter into agreement for sale with intending purchaser /purchasers teamsters, by and mode of Transfer of property Act and /or lease, let out, or in any manner may with the same as the absolute owner thereof.

Annexure A
SPECIFICATION OF WORK
ABOVE REFERRED TO (SPECIFICATION)

Building:	R.C.C. built structure/building.
Walls:	Brick masonry 8"/5" thick, for outside wall and partition wall of 5" and 3" thickness brick wall with plaster on the both sides.
Windows:	Still/aluminum window.
Grill:	M.S. Grill (half) at balcony.
Doors:	Frame with wood and other doors commercial solid flush door with necessary fittings, bath room door only shall be of P.V.C. Palla.
Flooring:	Floor tiles / marbel.
Plaster of Paris:	Plaster of Paris for inside wall.
Kitchen:	Cooking platform with 2' high glazed titles over granite cooking platform with stainless steel sink, having the fittings of good quality tap.
Toilets:	One European W.C Basin, Shower, 6' high DADO in Ceramic tiles on walls, sanitary

Electricity Electrical Installation:**Outside wall:****Power Supply:****Lift :**

work concealed pipe line fittings with ISI Brand.

Fully concealed wiring, light points, fan points, T.V. Points.

Elevation for building on front portion with cement base paints.

WBSEDCL

One four passengers lift to be installed.

IN WITNESS WHEREOF both the parties hereunto put his respective hands on this the day, month and year first above written.

SIGN, SEAL AND DELIVERED
IN PRESENCE OF:
WITNESSES:-

1. Dilip Gullu
64, S.N. Road
KOL- 700055

2. Rabi Shankar Sen
AC-SI, Keshabpur
Prafallakanan Kol-101

T. Onalisen.

Debarati Dey
Dipali Dey
Sulata Dey
Ayan Dey.

Signature of the Owners

For LAXMI CONSTRUCTION

Jibam 
Partner Partner

For LAXMI CONSTRUCTION

Ramun Munjee

Signature of the Developer Partner

Drafted by:-
(As per instruction of the parties concerned)

Abhishek Biswas

Advocate

District Judges' Court, Alipore

F/662/1805/2018

Memo of Consideration

Received a sum of Rs. 2,00,000/- (Rupees Two Lakhs) only from the above named Developer as per payment schedule in the manner as follows:-

Date	Mode of Payment Cash/ Cheque/ DD	Amount (Rs.)
02/04/2021	Cash	1,00,000/-
05/07/2021	Cash	1,00,000/-
Total :- Rupees Two Lakhs only		2,00,000/-

In the Presence of:

1. Dilip Datta
2. Rabi Shankar Sen

Trinolia sen.
 Lebarati Dey
 Dipali Dey
 Sultana Dey
 Arjun Dey.

Signature of the Owners

SPECIMEN FORM FOR TEN FINGER PRINTS

	LH					
	RH					

ATTESTED:- *Tijonalia sen.*

	LH					
	RH					

ATTESTED:- *Debarati Sen*

	LH					
	RH					

ATTESTED:- *Lipali Sen*

SPECIMEN FORM FOR TEN FINGER PRINTS

	LH					
	RH					

ATTESTED:- *Sulata Dey*

	LH					
	RH					

ATTESTED:- *Ayan Dey*

PHOTO	LH					
	RH					

ATTESTED:-

SPECIMEN FORM FOR TEN FINGER PRINTS

	LH					
	RH					

ATTESTED :- *Ram Mulye*

	LH					
	RH					

ATTESTED :- *Jilean Chatterjee*

PHOTO	LH					
	RH					

ATTESTED :-



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN:	192021220025411348	Payment Mode:	Online Payment (SBI Epay)
GRN Date:	05/07/2021 16:46:58	Bank/Gateway:	SBIePay Payment Gateway
BRN :	9855824281039	BRN Date:	05/07/2021 16:07:07
Gateway Ref ID:	834812514	Method:	Axis Bank-Retail NB
Payment Status:	Successful	Payment Ref. No:	2000987815/7/2021
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Abhishek Biswas
Address:	68, Jessore Road, Kolkata - 55
Mobile:	9051151680
Depositor Status:	Advocate
Query No:	2000987815
Applicant's Name:	Mr Abhishek Biswas
Address:	A.D.S.R. COSSIPORE DUMDUM
Office Name:	A.D.S.R. COSSIPORE DUMDUM
Identification No:	2000987815/7/2021
Remarks:	Sale, Development Agreement or Construction agreement Payment No 7

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000987815/7/2021	Property Registration- Stamp duty	0030-02-103-003-02	20
2	2000987815/7/2021	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				34

IN WORDS: THIRTY FOUR ONLY.



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN:	192021220023153398	Payment Mode:	Online Payment (SBI Epay)
GRN Date:	30/06/2021 19:33:26	Bank/Gateway:	SBIPay Payment Gateway
BRN :	2922863181829	BRN Date:	30/06/2021 19:06:06
Gateway Ref ID:	833575676	Method:	Axis Bank-Retail NB
Payment Status:	Successful	Payment Ref. No:	2000987815/1/2021
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	ABHISHEK BISWAS
Address:	68, JESSORE ROAD, KOLKATA - 55
Mobile:	9051151680
Depositor Status:	Advocate
Query No:	2000987815
Applicant's Name:	Mr Abhishek Biswas
Identification No:	2000987815/1/2021
Remarks:	Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000987815/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	9991
2	2000987815/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	12007
Total				21998

IN WORDS: TWENTY ONE THOUSAND NINE HUNDRED NINETY EIGHT ONLY.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAJFL4089P



RTN/Name
LAXMI CONSTRUCTION

निगमन / गठन तिथि
Date of Incorporation / Formation
25/03/2021

1E040281

For LAXMI CONSTRUCTION

Rama Mukhi
Partner

Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAMEN MUKHERJEE
KAMAL MUKHERJEE
06/02/1974
Permanent Account Number
AMYPM8222G

Signature



Ramen Mukherjee


भारत सरकार
GOVERNMENT OF INDIA



Ramon Mukherjee
Ramon Mukherjee
জন্ম সাল / Year of Birth : 1974
সুন্দর / Male



5045 8538 4137

আধার - সাধারণ মানুষের অধিকার

Ramon Mukherjee


ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

বিকল্প: S/O Kamal Mukherjee, 168 Dakshin Para Road, Dum Dum, Dumdum S.O, Kolkata, West Bengal, 700028	Address: S/O Kamal Mukherjee, 168 Dakshin Para Road, Dum Dum, Dumdum S.O, Kolkata, West Bengal, 700028
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1800 180 1807


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S.O. Box No. 1847
Bengaluru - 560 001

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AN CHATTERJEE

SUDHIR CHATTERJEE

14/08/1957

Permanent Account Number

ADLPC9272G

Sudhir Chatterjee

Signature





भारत सरकार
Government of India



JIBAN CHATTERJEE
DOB : 14/08/1957
Male



4388 0298 3523

मेरा आधार, मेरी पहचान



एकलिंगन विराम पहचान प्रमाणिका
Unique Identification Authority of India

Address:

S/O: Sudhir Chandra Chatterjee, 52 KRISHNAPUR
CO-OPERATIVE COLONY, DUMDUM PARK, SOUTH
DUMDUM(M), Bangur Avenue, North 24 Parganas, Bangur
Avenue, West Bengal, 700055

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Sulata Dey

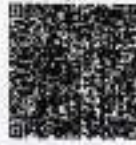




ভারত সরকার
Government of India



সুলতা দে
SULATA DEY
পিতা : শম্ভু নথ গুপ্তা
Father : SHAMBHU NATH GUPTA
জন্মতারিখ / DOB : 13/03/1983
মহিলা / Female



5343 4484 0160

আধার - সাধারণ মানুষের অধিকার

Sulata Dey



ভারতীয় অনন্য পরিচয় প্রাধিকার
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ঠিকানা:
১৬৩, শ্যামনগর রোড,
কলকাতা, দক্ষিণ দুর্দম (এম),
উত্তর ২৪ পরগনা, পশ্চিমবঙ্গ,
700055

Address:
163, SHYAMNAGAR ROAD,
KOLKATA, South Dumdum (M),
Bangur Avenue, North 24
Parganas, West Bengal, 700055

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ভারত সরকার
Government of India



অয়ন দে
AYAN DEY
পিতা : মিলন দে
Father : MILAN DEY
জন্মতারিখ / DOB : 30/05/1987
পুরুষ / Male



3187 3742 5061

আধার - সাধারণ মানুষের অধিকার

Ayan Dey



ভারতীয় অনন্য পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
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কোলকাতা, দক্ষিণ ডুমদুম (এম),
উত্তর ২৪ পরগনা, পশ্চিমবঙ্গ,
700055

Address:
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आयकर विभाग
INCOME TAX DEPARTMENT

AYAN DEY

MILAN DEY

3005/1987
Permanent Account Number

AXCPD1808J

Ayan Dey
Signature



भारत सरकार
GOVT. OF INDIA

भारत
सरकार



Ayan Dey

इस कार्ड के खोने/पहने पर तुरंत सूचित करें/तैरतः
 आयकर विभाग कार्यालय, 5वीं मंजरी, 343, सर्वे नं. 997/8,
 मॉडल कॉलोनी, नज़दिक डीप बंगला चौक,
 पुणे - 411 016.

*If this card is lost / someone's lost card is found,
 please inform / return to :*

Income Tax PAN Services Unit, NSDL,
 5th Floor, Mantri Sterling,
 Plot No. 343, Survey No. 997/8,
 Model Colony, Near Deep Bangalor Chowk,
 Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
 e-mail: unit1@nsdl.co.in


ভারত সরকার
Government of India
 দিপালি দে
 DIPALI DEY
 পিতা : হিরা লাল রায়
 Father: HIRA LAL ROY
 জন্মতারিখ / DOB : 02/08/1958
 মহিলা / Female

6026 5166 8690

আধার - সাধারণ মানুষের অধিকার

Dipali Dey


আধার
Unique Identification Authority of India
 ঠিকানা:
 ১৬৩, শ্যামনগর রোড, কলকাতা,
 পশ্চিম বঙ্গ (এম), উত্তর ২৪
 পরগনা, পশ্চিমবঙ্গ, ৭০০০৫৫
 Address:
 163, SHYAMNAGAR ROAD,
 KOLKATA, South Dumdum (M),
 Bangur Avenue, North 24
 Parganas, West Bengal, 700055

6026 5166 8690

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 1800 300 1947

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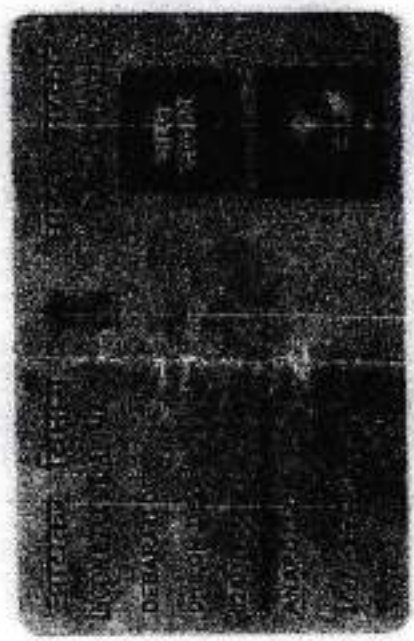
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Lipali Day

Lipali Day

Chawaf, Guy



Chawaf, Guy



ভারতীয় চিহ্নিতকরণ অধিদপ্তর
Unique Identification Authority of India

ঠিকানা:

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পশ্চিমবঙ্গ, ৭০০০৫৫

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ভারত সরকার
Government of India



অবতারি দে

DEBARATI DEY

পিতা : চিত্তন দে

Father : Chittan De

জন্মতারিখ / DOB : 02/01/1996

মহিলা / Female

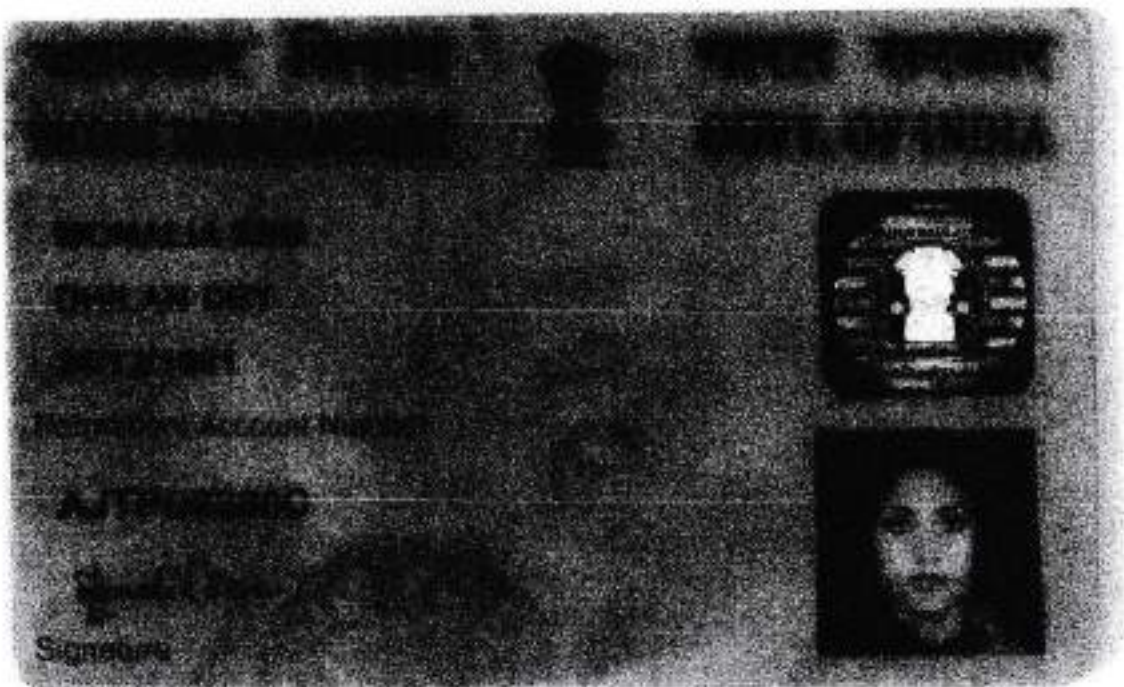


3467 9108 6581

আধার - সাধারণ মানুষের অধিকার

Debarati De

Debarati De



Vondriksen.



ভারত সরকার
Government of India



মোনালা সেন
Monalisa Sen
পিতা : ধীশঙ্কর দে
Father : Dhishankar Day
জন্মতারিখ / DOB : 24/12/1981
মহিলা / Female



5475 7667 7427

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বৈশিষ্ট্য পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
এসি 51, প্রফুল্ল কানন, কেষ্টপুর্, রাজারহাট গোপালপুর (এম),
প্রফুল্লা কানন, উত্তর ২৪ পরগনা,
পশ্চিম বঙ্গ, 700101

Address:
AC 51, PRAFULLA KANAN, -
KESTOPUR, Rajarhat
Gopalpur(M), Prafulla Kanas,
North 24 Parganas, West Bengal,
700101

5475 7667 7427

1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Monalisa Sen

Major Information of the Deed

Deed No :	I-1506-05362/2021	Date of Registration	05/07/2021
Query No / Year	1506-2000987815/2021	Office where deed is registered	
Query Date	19/06/2021 6:52:49 PM	1506-2000987815/2021	
Applicant Name, Address & Other Details	Abhishek Biswas 68, Jessore Road, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700055, Mobile No. : 7003340813, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 12,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 83,10,002/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 12,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Gourinath Sastri Rd, Mouza: Shyamnagar, Premises No: 163, , Holding No:339 JI No: 32, Pin Code : 700055

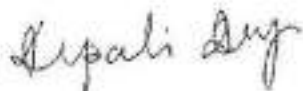
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-987/1563 (RS :-)	LR-680	Bastu	Bastu	3 Katha	1/-	82,50,002/-	Property is on Road
Grand Total :					4.95Dec	1 /-	82,50,002 /-	

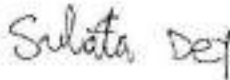
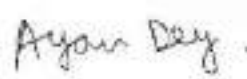
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	60,000 /-	

Lord Details :

Name, Address, Photo, Finger print and Signature

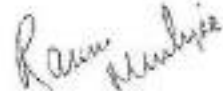
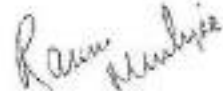
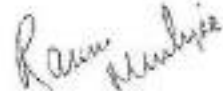
	Name	Photo	Finger Print	Signature
1	Mrs Monalia Sen Daughter of Late Dhilan Dey Executed by: Self, Date of Execution: 05/07/2021 , Admitted by: Self, Date of Admission: 05/07/2021 ,Place : Office	 05/07/2021	 LTI 05/07/2021	 05/07/2021
AC-51, Prafulla Kanan, Kestopur, City:- Rajarhat-gopalpore, , P.O:- Prafulla Kanan, P.S:-Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700101 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AJxxxxxx0C, Aadhaar No: 54xxxxxxxx7427, Status :Individual, Executed by: Self, Date of Execution: 05/07/2021 , Admitted by: Self, Date of Admission: 05/07/2021 ,Place : Office				
2	Mrs Dipali Dey Wife of Late Dhilan Dey Executed by: Self, Date of Execution: 05/07/2021 , Admitted by: Self, Date of Admission: 05/07/2021 ,Place : Office	 05/07/2021	 LTI 05/07/2021	 05/07/2021
163, Shyamnagar Road, City:- South Dum Dum, , P.O:- Bangur Avenue, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AVxxxxxx0K, Aadhaar No: 60xxxxxxxx8690, Status :Individual, Executed by: Self, Date of Execution: 05/07/2021 , Admitted by: Self, Date of Admission: 05/07/2021 ,Place : Office				
3	Ms Debarati Dey Daughter of Late Dhilan Dey Executed by: Self, Date of Execution: 05/07/2021 , Admitted by: Self, Date of Admission: 05/07/2021 ,Place : Office	 05/07/2021	 LTI 05/07/2021	 05/07/2021
163, Shyamnagar Road, City:- South Dum Dum, , P.O:- Bangur Avenue, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ANxxxxxx2P, Aadhaar No: 34xxxxxxxx6581, Status :Individual, Executed by: Self, Date of Execution: 05/07/2021 , Admitted by: Self, Date of Admission: 05/07/2021 ,Place : Office				

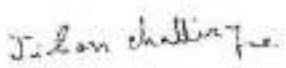
Name	Photo	Finger Print	Signature
Mrs Sulata Dey Wife of Late Milan Dey Executed by: Self, Date of Execution: 05/07/2021 , Admitted by: Self, Date of Admission: 05/07/2021 ,Place : Office			
05/07/2021	LTI	05/07/2021	05/07/2021
163, Shyamnagar Road, City:- South Dum Dum, , P.O:- Bangur Avenue, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BMxxxxxx8A, Aadhaar No: 53xxxxxxxx0160, Status :Individual, Executed by: Self, Date of Execution: 05/07/2021 , Admitted by: Self, Date of Admission: 05/07/2021 ,Place : Office			
Name	Photo	Finger Print	Signature
Mr Ayan Dey Son of Late Milan Dey Executed by: Self, Date of Execution: 05/07/2021 , Admitted by: Self, Date of Admission: 05/07/2021 ,Place : Office			
05/07/2021	LTI	05/07/2021	05/07/2021
163, Shyamnagar Road, City:- South Dum Dum, , P.O:- Bangur Avenue, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AXxxxxxx8J, Aadhaar No: 31xxxxxxxx5061, Status :Individual, Executed by: Self, Date of Execution: 05/07/2021 , Admitted by: Self, Date of Admission: 05/07/2021 ,Place : Office			

Developer Details :

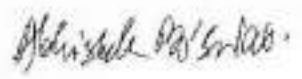
Sl No	Name,Address,Photo,Finger print and Signature
1	LAXMI CONSTRUCTION 280, Dakshinpara Road, City:- South Dum Dum, , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 , PAN No.: AAxxxxxx9P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Ramen Mukherjee Son of Mr Kamal Mukherjee Date of Execution - 05/07/2021, , Admitted by: Self, Date of Admission: 05/07/2021, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Jul 5 2021 5:13PM</td> <td>LTI</td> <td>05/07/2021</td> <td>05/07/2021</td> </tr> </tbody> </table> 168, Dakshinpara Road, City:- South Dum Dum, , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AMxxxxxx2G, Aadhaar No: 50xxxxxxxx4137 Status : Representative, Representative of : LAXMI CONSTRUCTION (as Partner)	Name	Photo	Finger Print	Signature	Mr Ramen Mukherjee Son of Mr Kamal Mukherjee Date of Execution - 05/07/2021, , Admitted by: Self, Date of Admission: 05/07/2021, Place of Admission of Execution: Office				Jul 5 2021 5:13PM	LTI	05/07/2021	05/07/2021
Name	Photo	Finger Print	Signature										
Mr Ramen Mukherjee Son of Mr Kamal Mukherjee Date of Execution - 05/07/2021, , Admitted by: Self, Date of Admission: 05/07/2021, Place of Admission of Execution: Office													
Jul 5 2021 5:13PM	LTI	05/07/2021	05/07/2021										

Name	Photo	Finger Print	Signature
Mr Jiban Chatterjee (Presentant) Son of Late Sudhir Chandra Chatterjee Date of Execution - 05/07/2021, Admitted by: Self, Date of Admission: 05/07/2021, Place of Admission of Execution: Office	 Jul 5 2021 5:13PM	 LTI 05/07/2021	 05/07/2021
52, Dum Dum Park, City:- South Dum Dum, , P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx2G, Aadhaar No: 43xxxxxxxx3523 Status : Representative, Representative of : LAXMI CONSTRUCTION (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Abhishek Biswas Son of S K Biswas 68 Jessore Road, City:- , P.O:- Bangur Avenue, P.S:-Dum Dum, District:-North 24 -Parganas, West Bengal, India, PIN:- 700055	 05/07/2021	 05/07/2021	 05/07/2021
Identifier Of Mrs Monalia Sen, Mrs Dipali Dey, Ms Debarati Dey, Mrs Sulata Dey, Mr Ayan Dey, Mr Ramen Mukherjee, Mr Jiban Chatterjee			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Monalia Sen	LAXMI CONSTRUCTION-0.825165 Dec
2	Mrs Dipali Dey	LAXMI CONSTRUCTION-0.825165 Dec
3	Ms Debarati Dey	LAXMI CONSTRUCTION-0.82467 Dec
4	Mrs Sulata Dey	LAXMI CONSTRUCTION-1.2375 Dec
5	Mr Ayan Dey	LAXMI CONSTRUCTION-1.2375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Monalia Sen	LAXMI CONSTRUCTION-40.00000000 Sq Ft
2	Mrs Dipali Dey	LAXMI CONSTRUCTION-40.00000000 Sq Ft
3	Ms Debarati Dey	LAXMI CONSTRUCTION-40.00000000 Sq Ft
4	Mrs Sulata Dey	LAXMI CONSTRUCTION-40.00000000 Sq Ft
5	Mr Ayan Dey	LAXMI CONSTRUCTION-40.00000000 Sq Ft

Details as per Land Record

North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Gourinath Sastri Rd, Mouza:
mnagar, Premises No: 163, , Holding No:339 JI No: 32, Pin Code : 700055

sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 987/1563, LR Khatian No:- 660	Owner: শ্রীমতী দেবী গুপ্ত, Gurdian: তরুণ দেবী, Address: বিলা , Classification: কৃষ্ণ, Area: 0.05000000 Acre,	Seller is not the recorded Owner as per Applicant.

07-2021

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 14:20 hrs on 05-07-2021, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr Jiban Chatterjee ..

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 83,10,002/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 05/07/2021 by 1. Mrs Monalia Sen, Daughter of Late Dhilan Dey, AC-51, Prafulla Kanan, Kestopur, P.O: Prafulla Kanan, Thana: Baguiati, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700101, by caste Hindu, by Profession Service, 2. Mrs Dipali Dey, Wife of Late Dhilan Dey, 163, Shyamnagar Road, P.O: Bangur Avenue, Thana: Dum Dum, , City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession House wife, 3. Ms Debarati Dey, Daughter of Late Dhilan Dey, 163, Shyamnagar Road, P.O: Bangur Avenue, Thana: Dum Dum, , City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Service, 4. Mrs Sulata Dey, Wife of Late Milan Dey, 163, Shyamnagar Road, P.O: Bangur Avenue, Thana: Dum Dum, , City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession House wife, 5. Mr Ayan Dey, Son of Late Milan Dey, 163, Shyamnagar Road, P.O: Bangur Avenue, Thana: Dum Dum, , City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Others
Indetified by Abhishek Biswas, , , Son of S K Biswas, 68 Jessore Road, P.O: Bangur Avenue, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Advocate

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 05-07-2021 by Mr Ramen Mukherjee, Partner, LAXMI CONSTRUCTION (Partnership Firm), 280, Dakshinpara Road, City:- South Dum Dum, , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified by Abhishek Biswas, , , Son of S K Biswas, 68 Jessore Road, P.O: Bangur Avenue, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Advocate

Execution is admitted on 05-07-2021 by Mr Jiban Chatterjee, Partner, LAXMI CONSTRUCTION (Partnership Firm), 280, Dakshinpara Road, City:- South Dum Dum, , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified by Abhishek Biswas, , , Son of S K Biswas, 68 Jessore Road, P.O: Bangur Avenue, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 12,021/- (B = Rs 12,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 12,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/06/2021 7:35PM with Govt. Ref. No: 192021220023153398 on 30-06-2021, Amount Rs: 12,007/-, Bank: SBI EPay (SBIEPay), Ref. No. 2922863181829 on 30-06-2021, Head of Account 0030-03-104-001-16
Online on 05/07/2021 4:49PM with Govt. Ref. No: 192021220025411348 on 05-07-2021, Amount Rs: 14/-, Bank: SBI EPay (SBIEPay), Ref. No. 9855824281039 on 05-07-2021, Head of Account 0030-03-104-001-16

Stamp Duty

that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 10/-, by
= Rs 10,011/-

Description of Stamp

Stamp: Type: Impressed, Serial no 27924, Amount: Rs.10/-, Date of Purchase: 12/05/2021, Vendor name: S

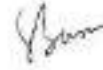
Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/06/2021 7:35PM with Govt. Ref. No: 192021220023153398 on 30-06-2021, Amount Rs: 9,991/-, Bank:

SBI EPay (SBIPay), Ref. No. 2922863181829 on 30-06-2021, Head of Account 0030-02-103-003-02

Online on 05/07/2021 4:49PM with Govt. Ref. No: 192021220025411348 on 05-07-2021, Amount Rs: 20/-, Bank: SBI

EPay (SBIPay), Ref. No. 9855824281039 on 05-07-2021, Head of Account 0030-02-103-003-02



Suman Basu

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM**

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2021, Page from 224176 to 224225
being No 150605362 for the year 2021.



Digitally signed by SUMAN BASU
Date: 2021.07.07 12:13:34 +05:30
Reason: Digital Signing of Deed.

Suman

(Suman Basu) 2021/07/07 12:13:34 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)